



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Phase III of Architectural Services for Civic Center Improvement Project.
Addendum to Existing Architectural Agreement Adding City Hall Remodel Design
Development through Construction Observation (\$135,089)

MEETING DATE: November 17, 1993

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager to execute the attached Addendum #3 (Exhibit 1) to the existing architectural agreement with Wenell Mattheis Bowe for Phase III of architectural services for the Civic Center Improvement Project. This addendum is for architectural and engineering services for design development through construction observation for the City Hall Remodel, City Hall ramps and entry plaza, and computer/data cabling, at a cost of \$135,089.

BACKGROUND INFORMATION: On January 6, 1993, the City Council entered into an architectural agreement with Wenell Mattheis Bowe for Phase I of the Civic Center Improvement Project. A copy of the Council Communication for June 2, 1993 has been attached as Exhibit 2. This Council Communication is attached because it includes minutes from prior Council Meetings and provides a background for this project. Included in this document are the Council minutes of January 6, 1993, which show the general scope of the work under the first phase of architectural services. This first phase included investigative and schematic design services for the City Hall and the basement of the Carnegie Forum.

At the completion of the investigative phase on the Carnegie basement, the City Council, at its June 2, 1993 meeting, authorized the City Manager to execute Phase II of architectural services for the Civic Center Improvement Project. This phase covered the architectural and engineering services for the remodel of the Carnegie basement. This was Addendum #2 to the original agreement and is included in the attached Exhibit 2. The investigation phase of the City Hall Remodel project has been completed under Phase I of the architectural agreement. It is now appropriate for the City Council to approve Addendum #3 which covers the final architectural work needed to complete the Civic Center Improvement Project.

APPROVED _____

THOMAS A. PETERSON
City Manager



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Phase III of Architectural Services for Civic Center Improvement Project. Addendum to Existing Architectural Agreement Adding City Hall Remodel Design Development through Construction Observation (\$135,089)
November 17, 1993
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Addendum #3 (Phase III Architectural Services)

The breakdown of the \$135,089 under Phase III is as follows:

Original negotiated fee	\$118,190
Increased scope of mechanical work	5,075
Increased scope for City Hall ramps/plaza	6,144
Increased scope of data communication cabling	1,680
Reimbursable expenses	4,000
	<hr/>
	\$135,089

The original negotiated price for the architectural services under Phase III was \$118,190. This was based on the assumption of not having to do a full upgrading of the structural integrity of the building (i.e., bringing it up to current Building Code standards). A full structural upgrade would require \$285,461 of additional construction costs plus additional architectural fees. The project, as proposed, uses a structural strengthening approach similar to what was done on the Carnegie Forum. However, it was determined, as part of this investigative phase, that the over-20-year-old HVAC system should be completely replaced. This replacement system provides for a more energy efficient system and is estimated to pay for itself in 5 to 8 years. Because the complete upgrading of the HVAC system was not included in the initial scope of work, an additional fee of \$5,075 must be added under Phase III to provide for the increased scope of the mechanical work.

The original concept for providing ramping to the front of City Hall, to meet ADA requirements, included a single ramp from the easterly parking lot with minimal improvements in front of City Hall. From the architect selection process, a number of concepts were discussed on how to treat the front of City Hall, meeting the ADA requirements and not taking away from the esthetics of this historical structure. It is recommended that the plaza concept developed by Wenell Mattheis Bowe be implemented. This concept is shown on Exhibit 5 and provides for ramping easterly to the parking lot and also westerly to the Carnegie Forum. This concept includes a plaza designed in such a way to historically compliment and provide a focal point for the building entry. It was also determined that a passenger loading turnout on Pine Street is required to meet ADA access for both City Hall and the Carnegie Forum. This additional design work is included as part of this phase and the total increase to cover the additional change of scope is \$6,144. It is intended that the ramp, plaza and turnout work will be let as a separate project and it is recommended that Block Grant funds be used to fund the construction costs.

\$1,680 is being added to this phase to cover the additional analysis needed on the data/communication cabling evaluation between twin-axial cable and fiber optic cable. This cabling will be used to connect the City Hall Annex (Beckman Building) to City Hall, the Public Safety Building, Carnegie Forum, and temporary trailers.

Phase III of Architectural Services for Civic Center Improvement Project. Addendum to Existing Architectural Agreement Adding City Hall Remodel Design Development through Construction Observation (\$135,089)
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Under prior estimates, the reimbursable expenses (i.e., testing, transportation, postage, etc.) to the architect were included in the \$20,000 budgeted for the item "miscellaneous". This estimated \$4,000 of reimbursables is being removed from "miscellaneous" and included in this phase of the architectural work.

All payments to the architect will be on a time-and-materials basis up to a maximum, which is the estimated cost. Therefore, if the architect can accomplish the work in less time, we will only pay for the work required.

As part of this document, we are also providing the Council with the following additional informational items:

1. Floor plan of City Hall Annex (Beckman Building) and proposed parking lot improvements (Exhibit 3)
2. Floor plans of City Hall Remodel (Exhibit 4)
3. Layout and conceptual design of entry plaza and handicap ramping (Exhibit 5)
4. Revised project schedule (Exhibit 6)
5. Revised total project estimate and funding projections (Exhibit 7)

Exhibit 7 shows the comparison of the updated estimate and prior estimate. Listed below are the major items which have increased the estimated cost for the City Hall Annex and the City Hall Remodel improvements. Staff will provide additional explanation of these increases at the November 17, 1993 Council Meeting, if desired.

City Hall Annex Improvements

Remodeled Pine Street elevation	\$13,000
Remove and rebuild raised floor area	\$ 7,000
Plumbing	\$ 2,000
Lobby counter	\$ 4,000
Computer room wiring and air conditioning	\$29,000
*Relighting	\$13,000
Fire suppression system for computer room	\$11,000
Security system	\$ 5,000
Parking lot	\$17,000


Phase III of Architectural Services for Civic Center Improvement Project. Addendum to Existing Architectural Agreement Adding City Hall Remodel Design Development through Construction Observation (\$135,089)
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City Hall Remodel

*Upgrade HVAC system	\$ 181,000
*Window replacement	\$ 38,000
Demolition and structural	\$(140,000)
Roofing	\$ (11,000)
Interior construction	\$ (11,000)
Elevator	\$ 22,000
Plumbing	\$ 43,000
Fire protection	\$ 2,000
Electrical	\$ 4,000

*These improvements will pay for themselves in five to eight years.

FUNDING: 121.0-350.61 City Hall Expansion and Remodel
(\$1,621,675 unencumbered)


Jack L. Ronsko
Public Works Director

JLR/lm

Attachments

cc: City Attorney
Building and Equipment Maintenance Superintendent
Wenell Mattheis Bowe
Finance Director

**LODI CITY HALL RENOVATION
BUDGET COMPARISON**

November 9, 1993

	<u>Concept Budget</u>	<u>Schematic Design Estimate</u>
Demolition & Structural	\$ 449,391.00	\$ 309,820.00
Exterior Skin Reglazing & Repainting	-0-	37,865.00
Roofing	16,043.00	5,214.00
Interior Construction	419,692.00	408,898.00
Elevator	37,000.00	59,108.00
Plumbing	32,000.00	74,908.00
HVAC	148,500.00	310,000.00
Fire Protection	51,365.00	53,218.00
Electrical	179,916.00	183,760.00
Bond	<u>9,084.00</u>	<u>included</u>
 TOTAL	 \$ 1,342,991.00	 \$ 1,442,791

The mior change of scope items added to the budget are the replaced HVAC system at \$161,500.00 and exterior skin (reglazing windows and repainting) at \$37,865.00. The major projected savings is in demolition and structural upgrading at \$139,571.00.

ADDENDUM #3

This addendum changes the scope of the existing agreement between the CITY OF LODI and WENELL MATTHEIS BOWE, INC. for the Lodi Civic Center Improvements dated January 29, 1993.

Proposed Change in Project Scope:

For City Hall Remodel, provide final phase of contract to include preliminary design, construction documents, bidding and construction observation services based upon approved schematic design plans dated August 10, 1993 including: replacement of mechanical system; addition of entry plaza, ramp to mall and A.D.A. required street turnout; separate construction document bidding and construction observation services for ramp and plaza; and addition of computer cabling linking all facilities. Fee of \$118,190 (previously negotiated), \$4,000 reimbursable expense allowance (previously negotiated), \$5,075 for mechanical engineering addition, \$6,144 for entry ramp/plaza addition and separate contract documents, and \$1,680 for electrical engineering for cabling design.

City Hall Remodel &
Data/Comm. Budgets Only

Estimated Change in Project Construction Budget:

The original construction budget was	\$ 1,421,991.00
The previous scope changes were	\$ -0-
The construction budget prior to this scope change was ..	\$ 1,421,991.00
The construction budget will be increased by	\$ 197,456.00
The new construction budget will be	\$ 1,619,447.00
The contract time will be (increased) (decreased) by	(-0-) days

Change in Architectural/Engineering Contract Fee:

The original fee was	\$ 122,353.00
The previous approved scope changes were	\$ 18,360.00 *
The fee prior to this scope of change was	\$ 140,713.00
The fee will be increased by	\$ 135,089.00
The new fee will be	\$ 275,802.00

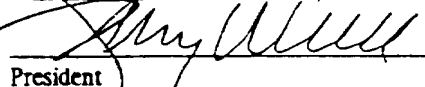
* Addendum #2, Carnegie Basement Contract

COMMENTS: See attached cost estimate dated November 9, 1993

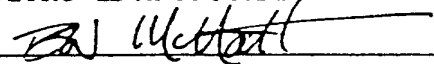
CITY OF LODI:

City Manager

WENELL MATTHEIS BOWE, INC.

 _____ Date: 11/9/93
President

APPROVED AS TO FORM:

 _____ Date: 11-10-93
Bobby W. McNatt, City Attorney

Not valid until signed by both Owner and Architect. Signature of Owner indicates his agreement herewith, including any adjustment in the project budget, contract time or fee.

**LODI CITY HALL RENOVATION
BUDGET COMPARISON**
November 9, 1993

	<u>Concept Budget</u>	<u>Schematic Design Estimate</u>
Demolition & Structural	\$ 449,391.00	\$ 309,820.00
Exterior Skin Reglazing & Repainting	-0-	37,865.00
Roofing	16,043.00	5,214.00
Interior Construction	419,692.00	408,898.00
Elevator	37,000.00	59,108.00
Plumbing	32,000.00	74,908.00
HVAC	148,500.00	310,000.00
Fire Protection	51,365.00	53,218.00
Electrical	179,916.00	183,760.00
Bond	<u>9,084.00</u>	<u>included</u>
TOTAL	\$ 1,342,991.00	\$ 1,442,791

The major change of scope items added to the budget are the replaced HVAC system at \$161,500.00 and exterior skin (reglazing windows and repainting) at \$37,865.00. The major projected savings is in demolition and structural upgrading at \$139,571.00.



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Phase II of Architectural Services for Civic Center Improvement Project. Addendum to Existing Architectural Agreement Adding Carnegie Basement Design Development through Construction Observation

MEETING DATE: June 2, 1993

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager to execute the attached addendum (Exhibit A) to the existing architectural agreement with Wenell Mattheis Bowe for Phase II of architectural services for the Civic Center Improvement Project. This addendum is for architectural and engineering services for design development through construction observation for the Carnegie Forum basement at a cost of \$18,360.

BACKGROUND INFORMATION: On January 6, 1993, Council entered into an architectural agreement with Wenell Mattheis Bowe for Phase I of the Civic Center Improvement Project. The Council minutes of January 6, 1993, attached as Exhibit B, show the general scope of work for the first phase. This first phase work included only investigative and schematic design services for the basement of the Carnegie Forum. If it was determined that the Carnegie basement was to be improved, a second phase, to complete architectural and engineering services on the Carnegie basement, would be necessary. The work under Phase II is also outlined in the minutes of January 6, 1993 (Exhibit B).

On March 17, 1993, the City Council reviewed different alternatives for housing the City Hall employees during the City Hall construction. Attached as Exhibit C are the Council minutes of March 17, 1993, outlining the Council's decision to use the basement of Carnegie Forum together with temporary trailers in the mall. The final layout of the Carnegie basement and the mall trailers is shown on Exhibits D and E.

It is now appropriate for the City Council to approve Phase II which will provide the architectural and engineering design, and the construction administration and observation for the Carnegie basement remodel. The cost of preparing these plans and specifications, and construction administration and observation, is \$18,360. This will be billed on a time-and-material basis not to exceed \$18,360.

APPROVED: _____

THOMAS A. PETERSON
City Manager



RECYCLED PAPER

CC-1

Phase II of Architectural Services for Civic Center Improvement Project. Addendum
to Existing Architectural Agreement Adding Carnegie Basement Design Development
through Construction Observation
June 2, 1993
Page 2

The original estimated cost of the Carnegie basement remodel was \$252,000. The current estimate, based on the schematic drawings, is \$248,000. As we have indicated to the Council previously, it is our intent to let one contract, which will include the remodel of the Beckman Building (City Hall Annex), the remodel of the Carnegie basement, and the installation of temporary trailers. It is estimated that the plans and specifications for this work will be submitted to City Council for approval in late September or early October 1993.

FUNDING: 1992/93 Capital Improvement Program budget.


Jack L. Ronsko
Public Works Director

Prepared by Dennis J. Callahan, Building and Equipment Maintenance Superintendent

JLR/DJC/lm

Attachments

cc: City Attorney
Building and Equipment Maintenance Superintendent
Wenell Mattheis Bowe

ADDENDUM #2

Exhibit A

This addendum changes the scope of the existing agreement between the CITY OF LODI and WENELL MATTHEIS BOWE INC. for the Lodi Civic Center Improvements dated January 29, 1993.

Proposed Change in Project Scope:

For Carnegie Forum Basement, provide design development, construction documents, bidding and construction observation services based upon approved Schematic Design documents dated May 11, 1993 and updated cost estimate of \$248,143.00.

Estimated Change in Project Construction Budget:

Carnegie Forum Basement
Budget Only

The original construction budget was	\$252,000.00
The previous scope changes were	-0-
The construction budget prior to this scope change was	\$252,000.00
The construction budget will be (increased) (decreased) by	\$3,857.00
The new construction budget will be	\$248,143.00
The contract time will be (increased) (decreased) by	(0) days

Change in Architectural/Engineering Contract Fee:

The original fee was	\$122,353.00
The previous scope changes were	\$-0-
The fee prior to this scope of change was	\$122,353.00
The fee will be (increased) (decreased) by	\$18,360.00
The new fee will be	\$140,713.00

Comments: See Attached Cost Estimate dated May 21, 1993

CITY OF LODI:

City Manager

Date: _____

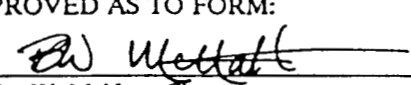
WENELL MATTHEIS BOWE INC.



President

Date: 5/26/93

APPROVED AS TO FORM:



Bobby W. McNatt, City Attorney

Date: 5/26/93

Not valid until signed by both Owner and Architect. Signature of Owner indicates his agreement herewith, including any adjustment in the project budget, contract time or fee.

5/21/93

CARNEGIE FORUM BASEMENT					
PROJECT #9301					
SCHEMATIC COST ESTIMATE					
Description	Qty	Unit	\$/Quantity	Subtotal	Division
DIVISION 1 - GENERAL REQUIREMENTS					\$11,065
Trailer (1/2) On/Off	1	ls	\$225.00	\$225	
Trailer Rent (1/2)	1	ls	\$368.00	\$368	
Superintendent (1/2)	1	ls	\$8,976.00	\$8,976	
Clean-up	3400	sfl	\$0.44	\$1,496	
DIVISION 2 - SITE WORK					\$9,271
Dump Costs	1	ls	\$350.00	\$350	
Miscellaneous Demolition	1	ls	\$1,500.00	\$1,500	
Remove 4" Concrete Slab	400	sfl	\$1.64	\$656	
Sawcut 4" Concrete Slab	200	lf	\$8.18	\$1,636	
Remove Wall, Plaster, Studs	304	sfl	\$1.00	\$304	
Remove Door & Frame	10	ea	\$75.00	\$750	
Remove Resilient Flooring	2646	sfl	\$1.54	\$4,075	
DIVISION 3 - CONCRETE					\$1,544
New Slab on Grade	400	sfl	\$3.86	\$1,544	
DIVISION 4 - MASONRY - NO WORK UNDER THIS DIVISION					\$0
DIVISION 5 - METALS					\$2,275
1-1/2" Dia. Handrails	91	lf	\$25.00	\$2,275	
DIVISION 6 - CARPENTRY/MILLWORK					\$12,793
2x4 Stud Walls	1756	sfl	\$2.17	\$3,811	
Wood Floor Framing & Sheathing	495	sfl	\$5.23	\$2,589	
Furred Ceilings	228	sfl	\$3.00	\$684	
Wood Stairs	5	rsr	\$40.00	\$200	
Wood Plamp & Wall	52	sfl	\$10.00	\$520	
Wood Shelving & Trim	45	lf	\$50.00	\$2,250	
Wood Base Moulding	40	lf	\$8.00	\$320	
Frame Doors/(E) Walls	5	ea	\$150.00	\$750	

5/21/93

Interior Window Frames & Trim	120	lf	\$9.00	\$1,080
Wood Ramp Cap	10	lf	\$9.00	\$90
Misc. Finish Carpentry	1	ls	\$500.00	\$500
DIVISION 7 - THERMAL & MOISTURE PROTECTION				\$1,536
Wall Insulation	1756	sf	\$0.59	\$1,036
Caulking	1	ls	\$500.00	\$500
DIVISION 8 - DOORS & WINDOWS				\$13,531
Mahogany Doors, Frame & Trim	2	ea	\$500.00	\$1,000
Stain Door, Frame & Trim	12	ea	\$350.00	\$4,200
Metal Doors & Frames	2	ea	\$450.00	\$900
Door Hardware	16	ea	\$350.00	\$5,600
Wire Glass	90	sf	\$17.80	\$1,602
Tempered Glass	14	sf	\$10.95	\$153
Obscure Glass	16	sf	\$4.72	\$76
DIVISION 9 - FINISHES				\$32,887
Gypsum Board Over Wood Framing	2384	sf	\$1.50	\$3,576
Gypsum Board And Metal Furring	1072	sf	\$3.50	\$3,752
Gypsum Board Ceilings	218	sf	\$1.52	\$331
Vinyl Toilet Room Floors	371	sf	\$3.00	\$1,113
Plastic Laminate Wainscot	400	sf	\$5.00	\$2,000
Suspended Ceilings	2984	sf	\$3.00	\$8,952
Rubber Base	499	lf	\$1.50	\$749
Wall Paint	6344	sf	\$1.25	\$7,930
Vinyl Wall Covering	440	sf	\$2.00	\$880
Paint Doors & Trim	16	ea	\$80.00	\$1,280
Paint Window Trim	10	ea	\$50.00	\$500
Paint (E) Windows	13	ea	\$50.00	\$650
Paint Handrails	91	lf	\$4.00	\$364
Paint Shelving	45	lf	\$18.00	\$810
DIVISION 10 - SPECIALTIES				\$4,870
Toilet Partitions	3	ea	\$750.00	\$2,250
Urinal Screen	1	ea	\$220.00	\$220
Toilet Accessories	12	ea	\$200.00	\$2,400

5/21/93

DIVISION 11 - EQUIPMENT				\$457
Under Counter Refrigerator	1	ea	\$457.00	\$457
DIVISION 12 - FURNISHINGS				\$11,744
Mini Blinds	82	sf	\$3.50	\$287
Base Cabinets	20	lf	\$75.00	\$1,500
Plastic Laminate Tops	20	lf	\$28.00	\$560
Upper Cabinets	20	lf	\$50.00	\$1,000
Carpeting	2799	sf	\$3.00	\$8,397
DIVISION 13 & 14 - NO WORK UNDER THESE SECTIONS				\$0
DIVISION 15 - MECHANICAL/PLUMBING				\$62,393
Plumbing	1	ls	\$12,675.00	\$12,675
HVAC	1	ls	\$47,218.00	\$47,218
Fire Sprinklers	1	ls	\$2,500.00	\$2,500
DIVISION 16 - ELECTRICAL SYSTEM				\$25,056
Demolition	1	ls	\$4,635.00	\$4,635
Lighting	1	ls	\$10,132.00	\$10,132
Outlets & Distribution	1	ls	\$8,939.00	\$8,939
Furniture Connections	1	ls	\$600.00	\$600
Telephone/Data Convenience Outlets	1	ls	\$750.00	\$750
SUBTOTAL				\$189,422
MARK-UP:				
10% Contingency				
6% Bond/Insurance				
15% Contractor's Profit & Overhead				\$58,721
TOTAL COST ESTIMATE				\$248,143

the City Council, on motion of Council Member Sieglock, Mann second, denied the following claim and referred it back to the contract administrator:

- a) California State Automobile Association (K. Colgan), Date of loss 9/19/92

ABC LICENSE
APPLICATIONS

CC-7(f)

Deputy City Clerk Perrin presented the following applications for Alcoholic Beverage Control License:

- a) Helena W. M. and Tony K. C. Leu, Lucky House, 550 - H South Cherokee Lane, Lodi, On Sale Beer and Wine Eating Place, Person to Person Transfer;
- b) Miguel Nunez, Miguel's Mexican Food, 322 North California Street, Lodi, On Sale Beer and Wine Eating Place, Original License; and
- c) Garldine and Robert Pulido and Alfred Solorio, Tumbleweed Cafe, 400 South Beckman Road, Lodi, On Sale General Eating Place, Person to Person Transfer and Premise to Premise Transfer.

Further, on motion of Council Member Davenport, Sieglock second, the City Council by unanimous vote directed the City Manager to send a letter to the Alcoholic Beverage Control Board to inform it of the Tumbleweed Cafe's failure to comply with the Uniform Fire Code and the Uniform Building Code.

REGULAR CALENDAR

ARCHITECTURAL SERVICES FOR CITY HALL
REMODEL AND RELATED PROJECTS APPROVED

CC-90

Public Works Director Ronsko presented the following report regarding architectural services for City Hall remodel and related projects.

In January 1992, the firm of Wenell Mattheis Bowe was retained to prepare a Government Center Master Plan. This Master Plan evaluated a number of different scenarios for providing the interim and ultimate square footage needs of all of the departments in the government center complex. With respect to the City Hall deficiencies, the Council determined that, on an interim basis, the City should lease the Beckman Building across the street and bring both the Beckman Building and the existing City Hall up to Americans with Disabilities Act (ADA) standards. It was agreed that

the best long-range solution for the City Hall complex would include an addition to the north of the existing City Hall providing for all major City functions in one central complex.

The Public Works Department was asked to ensure that all local architects interested in doing the design work for the Civic Center complex were given the opportunity to present qualifications. Requests for qualifications (RFQ) were sent to Lodi and Stockton architectural firms. A copy of the RFQ was presented for Council review and includes a general scope of the proposed design work. At the same time, the Mayor appointed a selection committee to review the RFQ's and to interview the qualified architects. This committee was made up of Randy Snider, City Council Member; Larry Mindt, Chairman of the Planning Commission; Leonard Bull, Chairman of SPARC; Jim Culbertson, a local contractor; together with the Chief Building Official, Finance Director and Public Works Director. The committee met and evaluated the qualification submittals and determined that four architectural firms would be interviewed. The interviews were conducted on November 19, 1992, and the selection committee selected the firm of Wenell Mattheis Bove to design the Civic Center improvements.

We know that the remodeling of City Hall will include some major structural upgrading; however, the full extent of this upgrading cannot be determined until a full structural investigation is accomplished. It has been determined that, even with minimum structural upgrading, the City Hall remodel work could not be done while employees are still using the building. Therefore, temporary relocation of those employees ultimately staying in City Hall will have to be made. Because of the structural unknowns on the City Hall remodeling, it was determined that it would be best to break the architectural agreement into at least two phases. These phases are discussed in the next paragraph and the scope of work shown below.

ARCHITECTURAL AGREEMENT - GENERAL SCOPE OF WORK (First Phase)

Program Update

Confirm actual temporary, short-term and long-term personnel and space requirements in Beckman, Carnegie, temporary trailers, City Hall remodel and City Hall addition.

Beckman Building

Provide complete architectural and engineering (A/E) services for tenant improvements including parking lot layout and lighting.

City Hall Remodel

Provide investigative and schematic design services including structural, mechanical, electrical, handicap accessibility and ADA requirements.

City Hall Addition

Provide conceptual design and floor plan layouts together with two renderings showing relationship of addition with remodel.

Carnegie Building

Provide investigative and schematic design services for basement and office layouts if Carnegie basement is going to be used.

Trailers

Provide complete A/E service for temporary trailers.

Computer/Communication Link

Design link between Beckman, Carnegie, temporary trailers and City Hall.

Furniture Systems

Design workstations in Beckman, Carnegie and City Hall remodel including determination of size, configuration, basic components and electrical, computer and communication needs.

PHASE II - CARNEGIE BASEMENT SCOPE OF CONTRACT

Provide complete Architectural/Engineering services (design development through construction observation) to renovate approximately 2,500 square feet of existing basement area with a proposed budget of \$252,000* for construction; based upon approved schematic design developed under Phase I Contract.

PHASE III - REMODEL CITY HALL SCOPE OF CONTRACT

Provide complete Architectural/Engineering services (design development through construction observation) to renovate the existing City Hall building with a proposed budget of

\$1,383,000* for construction; plans to include renovation of the existing City Hall building including structural, mechanical, electrical, handicap accessibility, functional and circulation path and finishes; including a new entrance ramp with plaza at Pine Street and a new elevator. The design shall accommodate logical expansion to the future City Hall addition; based upon approved schematic design development under Phase I Contract.

*Final budget will be established as part of Phase I Contract

In general, the work under the subject architectural agreement (first phase) is estimated to cost \$122,353. All payments to the architect will be on a time-and-materials basis up to a maximum which is the estimated cost. Therefore, if the architect can accomplish the work in less time, we will only pay for the work required.

The anticipated work under the second and third phases of the architectural agreement is estimated at \$140,550. This design estimate will be reevaluated once the structural investigation is completed under Phase One.

Shown below is a budget showing the estimated expenses and anticipated revenues.

CITY HALL AND BECKMAN BUILDING REMODEL BUDGET ESTIMATE

Expenses

1. City Hall Renovation	\$1,383,000.00
(E) From Study	\$851,000.00
Structural Addition	260,000.00
Ramped Entry Addition	40,000.00
Interior Remodel	
Addition	146,000.00
Electrical Addition	54,000.00
Mechanical Addition	32,000.00
2. Beckman Remodel	180,000.00
3. Carnegie Basement	252,000.00
4. Computer and Communication Link	39,000.00
5. Beckman Parking Lot	33,000.00
6. Trailer Utilities and Appurtenances	100,000.00
7. Trailer Lease	144,000.00
8. Furniture Systems	150,000.00

Continued January 6, 1993

9. Miscellaneous (computer move, testing, reimbursables, structural plan check, etc.)	20,000.00
10. Architectural Cost	<u>263,000.00</u>
	\$2,564,000.00

Revenues

1. 1992/93 CIP Budget	\$1,727,000.00*
2. Miscellaneous (impact fees, litigation, etc.)	<u>1,060,000.00</u>
	\$2,787,000.00

*This does not include any interest which is accumulating in the CIP account

The costs or expenses for this budget are conservatively high and it covers the worst-case scenario; i.e., Carnegie Forum basement renovation estimate is known to be high in that all of the area may not be used or the basement may not be used at all, the structural upgrade assumes all of City Hall will be brought up to new Code standards, and estimates include a 20% contingency factor.

The proposed design and construction schedule was presented for Council's review. This schedule provides for completion of the Beckman Building remodel and the temporary trailer installation in April, 1994. The completion of the City Hall remodel is scheduled for May, 1995.

The subject architectural agreement has been reviewed and approved by the City Attorney. It was recommended that the City Council authorize the City Manager to execute this agreement. Additional phases for design work will be brought back to the City Council at a later date.

Following discussion on the matter, the City Council, on motion of Council Member Snider, Sieglock second, approved the agreement for architectural services for City Hall remodel and related projects and authorized the City Manager to execute the said agreement by the following vote:

Ayes: Council Members - Mann, Sieglock, Snider and Pennino (Mayor)

Noes: Council Members - Davenport

Absent: Council Members - None

The City Council, on motion of Council Member Siegluck, Mann second, unanimously approved the proposed ratification of the bylaws for the Eastside Improvement Committee.

RECESS

Mayor Pennino called for a ten-minute recess and the City Council meeting reconvened at approximately 12:27 a.m.

CITY HALL COMPLIANCE UPGRADE AND INTERIM
RELOCATION ALTERNATIVE APPROVED

CC-6

Public Works Director Ronsko presented the following report.

In January 1992, the firm of Wenell Mattheis Bowe was retained to prepare a Government Center Master Plan. This Master Plan evaluated a number of different scenarios for providing the interim and ultimate square footage needs of all of the departments in the government center complex. With respect to the City Hall deficiencies, the City Council determined, in the spring of 1992, that, on an interim basis, the City should lease the Beckman Building across the street and bring both the Beckman Building and the existing City Hall up to Americans with Disabilities Act (ADA) standards. The Council agreed that the best long-range solution for the City Hall complex would be an addition to the north of the existing City Hall providing for all major City functions in one central complex. The remodeling and upgrading of City Hall will be designed to accommodate this future addition.

Interim Relocation Alternatives

On January 6, 1993, the City Council retained the firm of Wenell Mattheis Bowe to accomplish the first phase of the design of the Beckman Building and City Hall upgrade. The scope of work for this first phase is shown below.

ARCHITECTURAL AGREEMENT

GENERAL SCOPE OF WORK
(First Phase)

Program Update

Confirm actual temporary, short-term and long-term personnel and space requirements in Beckman, Carnegie, temporary trailers, City Hall remodel and City Hall addition.

Beckman Building

Provide complete architectural and engineering (A/E) services for tenant improvements including parking lot layout and lighting.

City Hall Remodel

Provide investigative and schematic design services including structural, mechanical, electrical, handicap accessibility and ADA requirements.

City Hall Addition

Provide conceptual design and floor plan layouts together with two renderings showing relationship of addition with remodel.

Carnegie Building

Provide investigative and schematic design services for basement and office layouts if Carnegie basement is going to be used.

Trailers

Provide complete A/E service for temporary trailers.

Computer/Communication Link

Design link between Beckman, Carnegie, temporary trailers and City Hall.

Furniture Systems

Design workstations in Beckman, Carnegie and City Hall remodel including determination of size, configuration, basic components and electrical, computer and communication needs.

It has been determined that, even without any structural upgrading, the extensive HVAC work will render the building uninhabitable during upgrading; therefore, a temporary relocation of those employees who will ultimately be staying at City Hall must be determined.

The architect and City staff evaluated a number of different alternatives for housing employees during the 14 to 18 months the City Hall is being upgraded. These alternatives included combinations of the following:

- use of portable leased trailers
- use of the Carnegie basement
- use of the firing range in the Public Safety Building
- use of portions of the 303 West Elm Street property owned by the City
- use of rental properties in the immediate area

It was determined that Option A and Option B, as described below, were the best and most practical alternatives for

temporary housing of City Hall employees, their equipment, providing for the interrelationships between departments and ease of access to the public.

Option A: This Option remodels the basement of the Carnegie Forum providing office space for the City Manager and other administrative personnel and provides a replacement breakroom facility for Civic Center employees. Public Works Administration and Engineering, Community Development and Personnel will be situated in four temporary trailers to be located in the mall area. This option was shown on an exhibit presented to the City Council and will cost \$376,000. This Option will displace the Railroad Club.

Option B: This Option accommodates everyone in six and one-half trailers to be located in the parking lot immediately east of the Public Safety Building. This Option was shown on an exhibit presented to Council and will cost \$203,000.

If Option B is selected, at the end of the two years of use, the City will have nothing to show for the \$203,000 investment. If Option A is selected, the City has gained 3,200 square feet of improved space in the Carnegie basement for \$173,000 (\$376,000 - \$203,000) or \$54 per square foot (\$173,000 divided by 3,210 square feet). Once City Hall is upgraded, this improved area could fill some of the other existing space needs in the governmental center.

It was recommended that the Council select Option A.

City Hall Upgrade

At the Special City Council Meeting on March 1, 1993, we reviewed, with the City Council, the upgrade of City Hall together with the two interim relocation alternatives, Option A and Option B. At this special meeting, the City Council asked that we provide an explanation and a cost estimate breakdown of the City Hall upgrade detailing those cost items that were required and/or mandated versus those non-required renovation costs.

The report below provides an explanation of those required and non-required City Hall renovations.

Continued March 17, 1993

*LODI CIVIC CENTER IMPROVEMENTS

CITY HALL RENOVATION EXECUTIVE SUMMARY

March 9, 1993

The renovation of the City Hall consists of several major elements of construction, some required by code, health, safety and maintenance reasons; and some not directly required by code.

The required elements are:

- *ADA Compliance
- *HVAC System Renovation
- *Fire Safety
- *Deferred Maintenance

The non-required elements are:

- *Structural Renovation
- *Other Renovations

REQUIRED RENOVATION

Compliance with ADA (Americans With Disabilities Act) is the primary required renovation. The Act has been in effect since January 1992 and affects literally every space in the City Hall facility. The work includes installation of an elevator serving all floors and the structural elements associated with the elevator installation; a ramped entry to the primary Pine Street entrance; remodeled restrooms; modification of counters serving the public; accessibility to all areas of the building requiring door width modifications and new door hardware; relocation of electrical switches, outlets and thermostats; new exit lighting system, including strobe lights; new or modified drinking fountains and public telephones; and new signage. Much of the work will trigger other renovation work, i.e.: relocating all electrical outlets to 15" above floor line which will require wall patching and refinishing.

HVAC (Heating, Ventilating, Air Conditioning) system modification is the next required element. The City completed a study of the air circulating and air quality issues last year. The results of the study strongly recommend extensive renovation to meet code required air quality standards. This work includes new and modified HVAC equipment, control and distribution system and removal of asbestos flues and insulation materials associated with the work. This element also triggers extensive architectural rework including duct chases and ceiling modification to accomplish the work. This work will also render the building uninhabitable, in that all HVAC systems

will be shut down during equipment renovation and replacement.

The next required element of renovation is fire safety. The City of Lodi fire sprinkler ordinance will be triggered by the construction costs required to accomplish either the ADA or HVAC work. This work will include a new monitored fire sprinkler system on the first and second floors and revisions to the existing basement fire sprinkler system. The ceiling access required to accomplish this work, in conjunction with the HVAC work, would recommend the removal and replacement of most ceiling systems for cost effectiveness. The final fire safety issue as required by the Fire Marshal is to provide code complying exiting systems for the entire building. This requires the construction of a new stair from the second floor, in that the existing stair systems are too close together to meet current code.

The final element of required work is deferred maintenance finishes. In anticipation of the City Hall renovation, the replacement of floor coverings and wall finishes have been deferred far beyond normal life span to the point the carpeting is threadbare in major circulation areas and seam separations have become a tripping hazard. The proposal is to provide new carpeting in most areas with major circulation area such as lobbies, stairs, restrooms, in a lifetime material such as tile or terrazzo.

Non-Required Renovation

The major non-code required renovation is structural rework to strengthen the building for lateral (earthquake) forces. The building is of non-reinforced masonry construction and the danger during a major earthquake is that the roof and floor systems are not adequately tied into the wall system, which can lead to separation and collapse. The typical structural strategies include new plywood diaphragms at roof and floors and tying all floors and roofs into the masonry walls. The logical issue to address is this: having put \$758,000 into the required renovations of City Hall, does it not make sense to invest for the long term protection of the financial investment and more importantly, the lives of the public and city employees.

The final non-required renovations include changes in the building to enable it to better and more efficiently function for its intended uses. The primary work includes removal of interior walls to provide more open office areas that can be more efficiently used in office systems furniture arrangements. Also proposed is installation of energy efficient lighting or the type specifically designed for CRT (Computer Remote Terminal) use. The issue to be

Continued March 17, 1993

addressed is this: having invested substantially in the building does it not make sense to provide for its most efficient use of space and provide it with up-to-date technology in lighting and communications.

The cost estimate breakdown shown below demonstrates the proportionate costs to accomplish the work described.

REQUIRED RENOVATION \$ 758,000

ADA Compliance \$ 291,000

Includes:

4-Stop Elevator & Structural Work
Ramped Pine Street Entry
4 Remodeled Restrooms
Public Counters
Door Width Revisions & Hardware
Electrical Switch & Outlet Modification
Exit Lighting System
New Signage

HVAC System Renovation \$ 201,000

Includes:

New and Modified HVAC Equipment
Control & Distribution System to
Meet Current Code Standards
Asbestos Removal

Fire Safety \$ 168,000

Includes:

Fire Sprinkler System
Fire Alarm System
New Ceilings
New Conforming Stair System

Deferred Maintenance \$ 98,000

Includes:

New Floor Finishes
New Wall Finishes

NON-REQUIRED RENOVATION \$ 625,000

Structural Renovation \$ 486,000

Includes:

Demolition
Roof & Floor Plywood Sheathing
Diaphragm Connection to Masonry Walls

Continued March 17, 1993

Other Renovation \$ 139,000
Includes:
Miscellaneous Floor Plan Remodeling
Electrical Upgrade Including:
Energy Efficient Lighting & Communications Systems

Total Cost Estimate \$1,383,000

19,500 sf @ \$70.93/sf

A sidenote to the renovation is that the ADA and fire safety requirements use existing floor space that is now used as functional work space. This space lost to renovation is 910 square feet or 5.5% of the building's usable floor space. This would displace approximately 9 - 12 employees."

A pie chart breakdown of the required renovation costs (\$758,000) and non-required renovation costs (\$625,000) was presented to the Council.

Each year, in California, there is proposed legislation introduced which would require the structural upgrading of all public buildings. However, to date, this legislation has not been passed nor could we estimate a date when it might be approved. I feel strongly, as the City Engineer, that if we are upgrading a facility to last for another 50 years, spending \$486,000 to ensure that it is safe and structurally sound is not only prudent but will be cost effective in the long run.

Design and Construction Schedule

An exhibit was presented to the City Council showing the proposed design and construction schedule. This schedule provides for completion of the Beckman Building remodel and the temporary relocation facilities in April 1994. The completion of the City Hall remodel is scheduled for May 1995.

Larry Wenell with Wenell Mattheis Bowe was present to answer questions regarding the matter. Also speaking on the matter were the following persons:

- a) Denny Lot, 411 West Elm Street, Lodi, representing the Model Railroad Club; and
- b) Janet Keeter, Administrative Assistant to the City Manager, City of Lodi.

Following a lengthy discussion, Council Member Davenport made a motion to move ahead only with the \$291,000 needed to meet the Americans With Disabilities Act (ADA) requirements. The motion died for lack of a second.

The City Council, on motion of Mayor Pennino, Mann second, approved Option A which remodels the basement of the Carnegie Forum providing office space for the City Manager and other administrative personnel and provides a replacement breakroom facility for Civic Center employees and four temporary trailers to be located in the mall area of City Hall by the following vote:

Ayes: Council Members - Mann, Sieglock and Pennino
(Mayor)

Noes: Council Members - Davenport

Absent: Council Members - Snider

CONTINUED THE MATTER TO ADOPT GROUP 1
OF COUNTYWIDE IMPROVEMENT STANDARDS

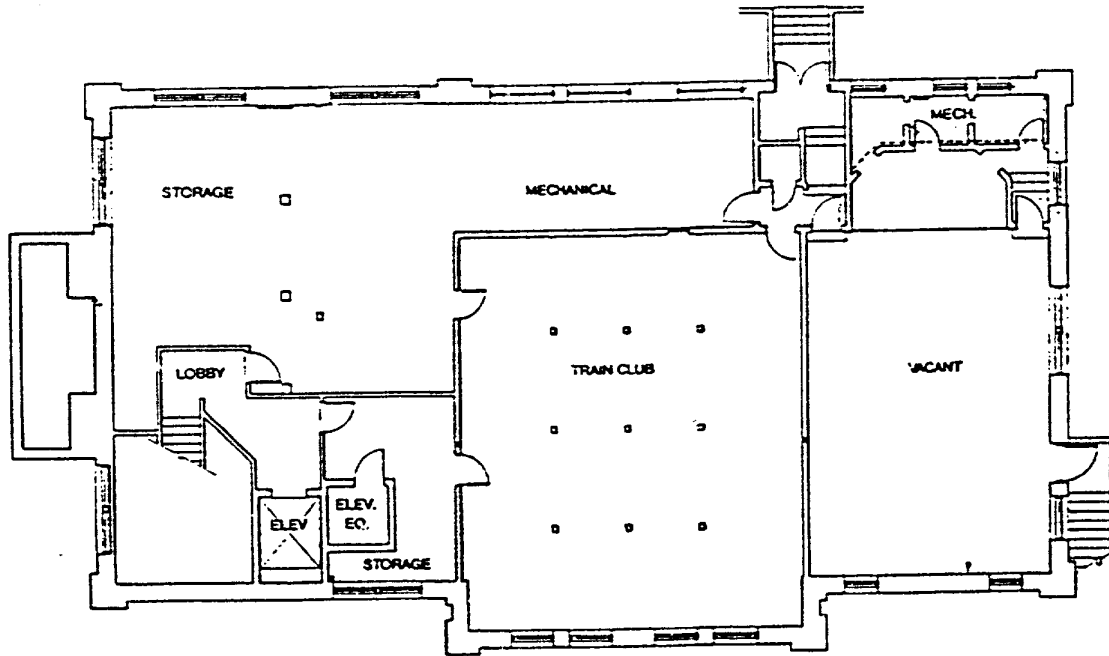
CC-6
CC-158

The Countywide Improvement Standards Committee was formed by the Public Works Directors of the jurisdictions within San Joaquin County for the purpose of developing uniform improvement standards that would be used throughout San Joaquin County. The City of Lodi refers to these improvement standards as Standard Plans. The Committee started meeting in October 1991 and has held monthly meetings since that time. To date, the Committee has reviewed various types of curb, gutter and sidewalk details and driveway details.

The first group of Improvement Standards includes concrete construction notes, expansion joints, weakened plane joints and score lines, roll curb, gutter and sidewalk, and vertical curb, gutter and sidewalk and is now ready for adoption. The Committee solicited comments from engineers, contractors and concrete plants in the County; however, the response from the private sector was minimal. All comments were reviewed and were incorporated into the drawings where possible.

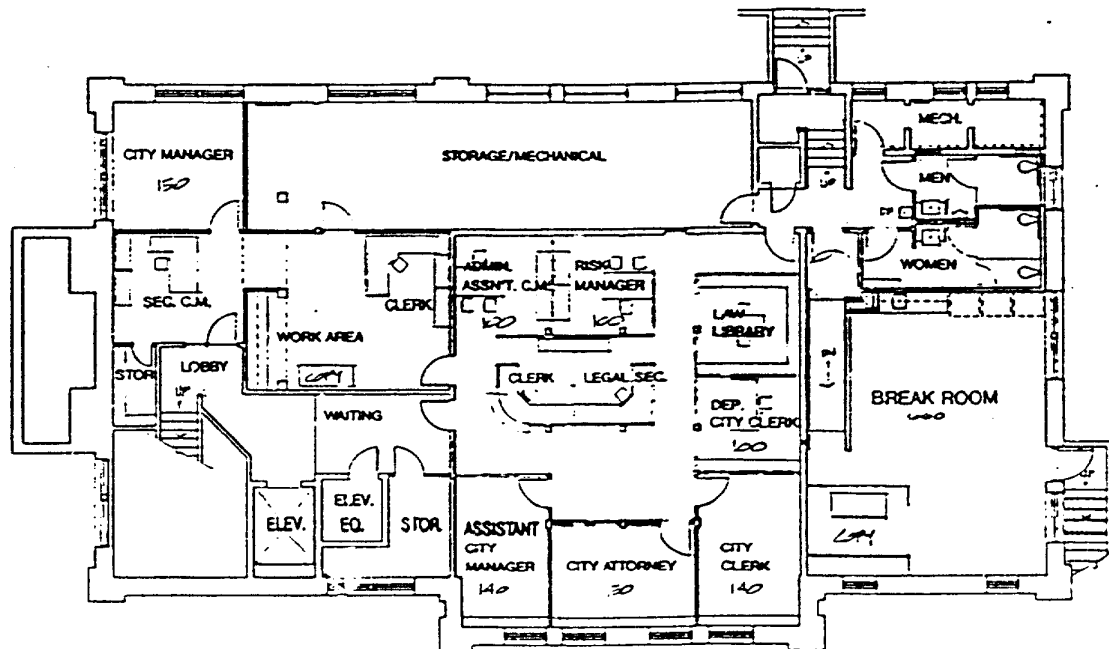
Adoption of these Standard Plans will benefit all communities as well as the building industry in that having a uniform set of standards within the County should have a positive effect on lowering construction costs. Contractors will know that the construction standards will be the same throughout the County and they will no longer need to check each jurisdiction's Standard Plans. The Countywide Improvement Standards will be drawn in a different format than Lodi's Standard Plans so that contractors will know the difference between the two.

The Committee is continuing to meet to prepare additional Standard Plans for countywide adoption.



EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"



REMODELED FLOOR PLAN

SCALE: 1/8"=1'-0"

[illegible]

CITY HALL

CARNEGIE FORUM

PERSONNEL PLANNING

CONF
STORAGE

PUBLIC WORKS

BUILDING

PUBLIC WORKS

PUBLIC SAFETY

Exhibere

ADDENDUM #2 (

This addendum changes the scope of the existing agreement between the CITY OF LODI and WENELL MATTHEIS BOWE INC. for the Lodi Civic Center Improvements dated January 29, 1993.

Proposed Change in Project Scope:

For Carnegie Forum Basement, provide design development, construction documents, bidding and construction observation services based upon approved Schematic Design documents dated May 11, 1993 and updated cost estimate of \$248,143.00.

Estimated Change in Project Construction Budget:

Carnegie Forum Basement Budget Only

The original construction budget was	\$252,000.00
The previous scope changes were	-0-
The construction budget prior to this scope change was	\$252,000.00
The construction budget will be (increased) (decreased) by	\$3,857.00
The new construction budget will be	\$248,143.00
The contract time will be (increased) (decreased) by	(0) days

Change in Architectural/Engineering Contract Fee:

The original fee was	\$122,353.00
The previous scope changes were	\$-0-
The fee prior to this scope of change was	\$122,353.00
The fee will be (increased) (decreased) by	\$18,360.00
The new fee will be	\$140,713.00

Comments: See Attached Cost Estimate dated May 21, 1993

CITY OF LODI:

City Manager

Date: _____

WENELL MATTHEIS BOWE INC.

President

Date: 5/26/93

APPROVED AS TO FORM:

Bobby W. McNatt, City Attorney

Date: 5/26/93

Not valid until signed by both Owner and Architect. Signature of Owner indicates his agreement herewith, including any adjustment in the project budget, contract time or fee.

added to ledger
3-1-93

CITY OF LODI
CIVIC CENTER IMPROVEMENTS PROJECT
RELOCATION STRATEGIES
OPTION "A"

February 16, 1993

OPTION "A"

CARNEGIE BASEMENT \$260,000

City Manager
City Attorney

TRAILERS \$116,000

Public Works (2)	Lease	\$58,000
Building	Lease	\$29,000
Planning/Personnel	Lease	\$29,000

TOTAL \$376,000

CITY OF LODI
CIVIC CENTER IMPROVEMENTS PROJECT
RELOCATION STRATEGIES
OPTION "B"

February 16, 1993

OPTION "B"

TRAILERS

Breakroom	Lease	\$29,000
City Manager	Lease	\$29,000
City Attorney/Personnel	Lease	\$29,000
Public Works (2)	Lease	\$58,000
Building	Lease	\$29,000
Planning/Elect Utility	Lease	\$29,000

TOTAL	\$203,000
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DIFFERENCE BETWEEN OPTIONS "A" AND "B"	\$173,000
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Carnegie Basement - 3,210 sf @ \$54.00/sf

CITY HALL AND BECKMAN BUILDING REMODEL

BUDGET ESTIMATE

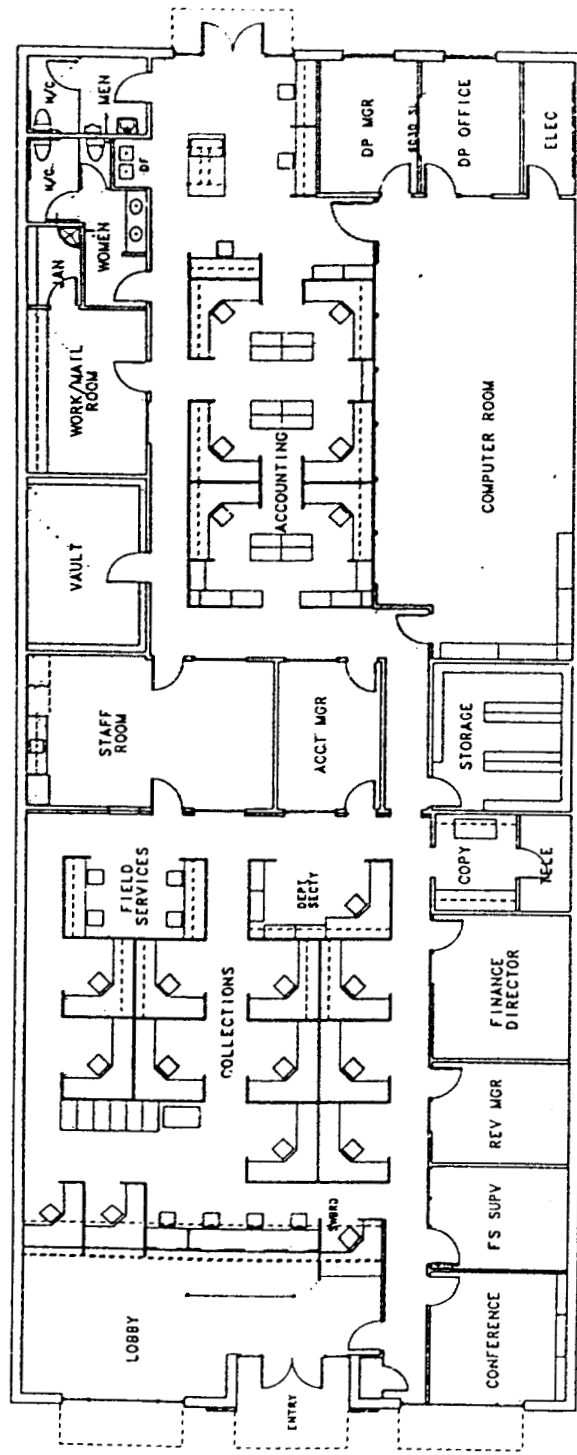
EXPENSES


1. City Hall Renovation	\$ 1,383,000.00
(E) From Study	\$851,000.00
Structural Addition	260,000.00
Ramped Entry Addition	40,000.00
Interior Remodel Addition	146,000.00
Electrical Addition	54,000.00
Mechanical Addition	32,000.00
2. Beckman Remodel	180,000.00
3. Carnegie Basement	252,000.00
4. Computer and Communication Link	39,000.00
5. Beckman Parking Lot	33,000.00
6. Trailer Utilities and Appurtenances	100,000.00
7. Trailer Lease	144,000.00
8. Furniture Systems	150,000.00
9. Miscellaneous (computer move, testing, reimbursables, structural plan check, etc.)	20,000.00
10. Architectural Cost	263,000.00
	<hr/>
	\$ 2,564,000.00

REVENUES

1. 1992/93 CIP Budget	\$ 1,727,000.00*
2. Miscellaneous (Impact fees, litigation, etc.)	1,060,000.00
	<hr/>
	\$ 2,787,000.00

*This does not include any interest which is accumulating in the CIP account.



 CITY HALL ANNEX

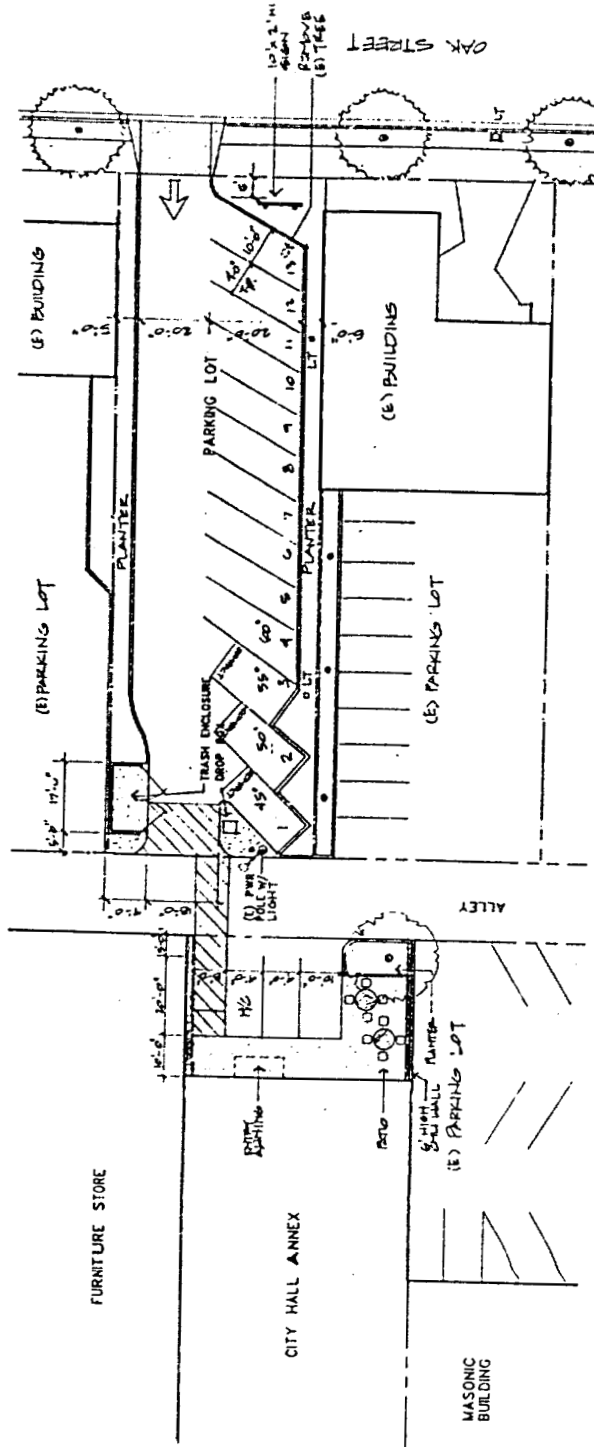



WENELL
MATTHEWS
BOWE

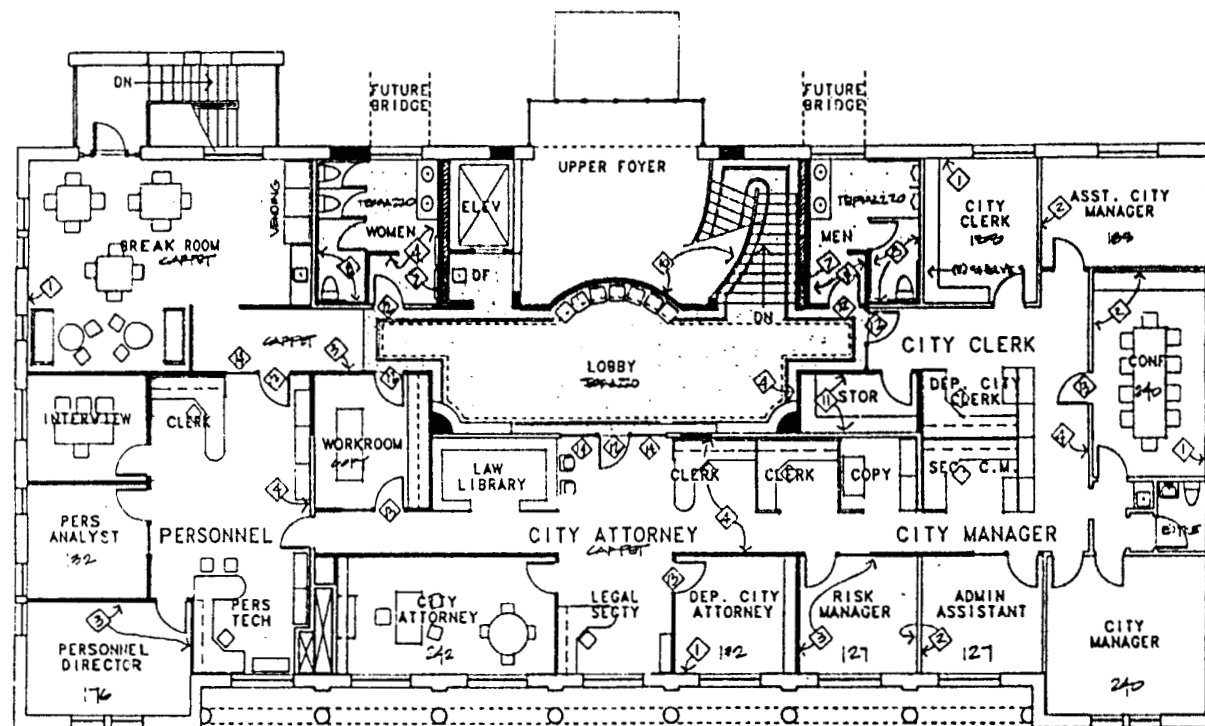
ARCHITECTURE

PLANNING

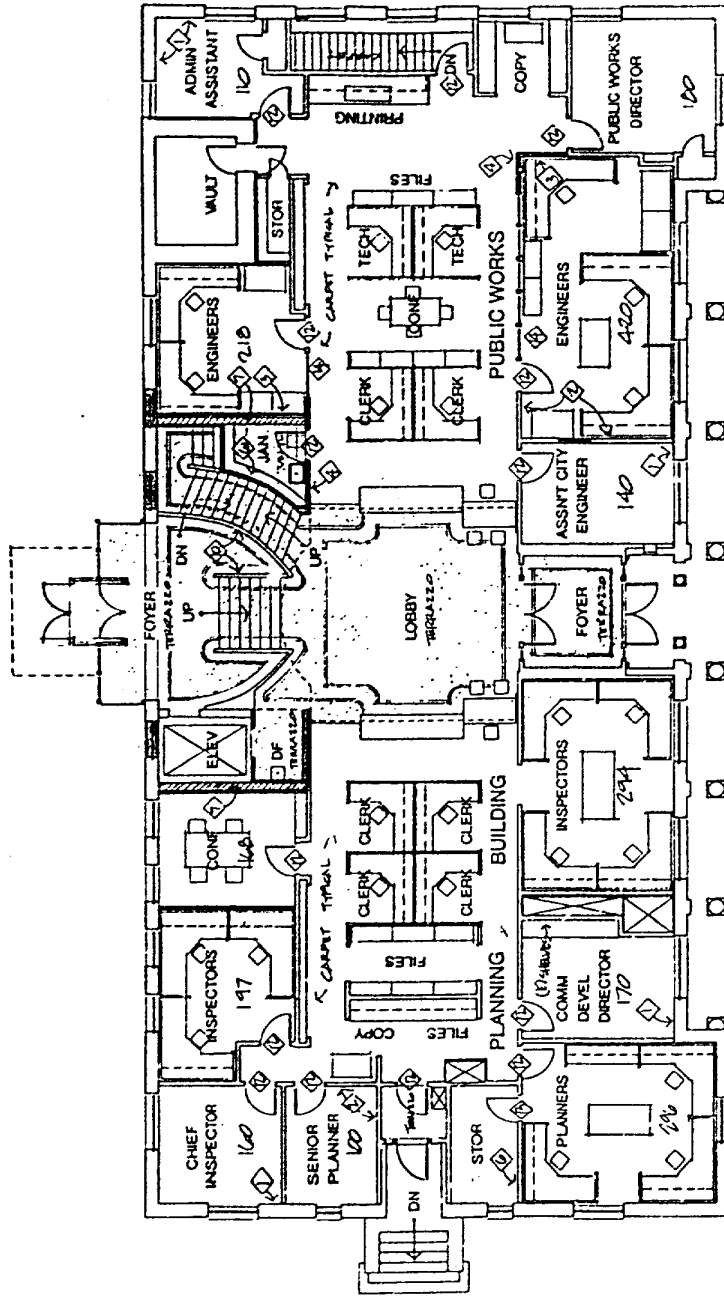
INTERIORS



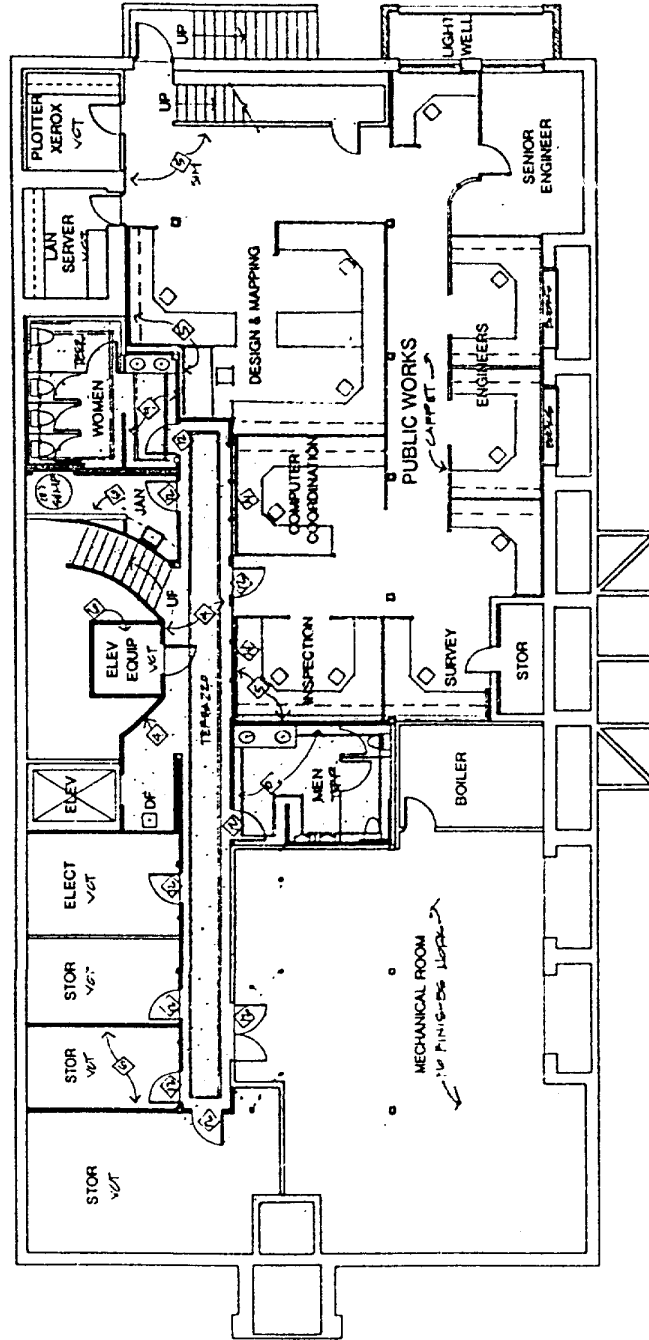
 CITY HALL ANNEX PARKING



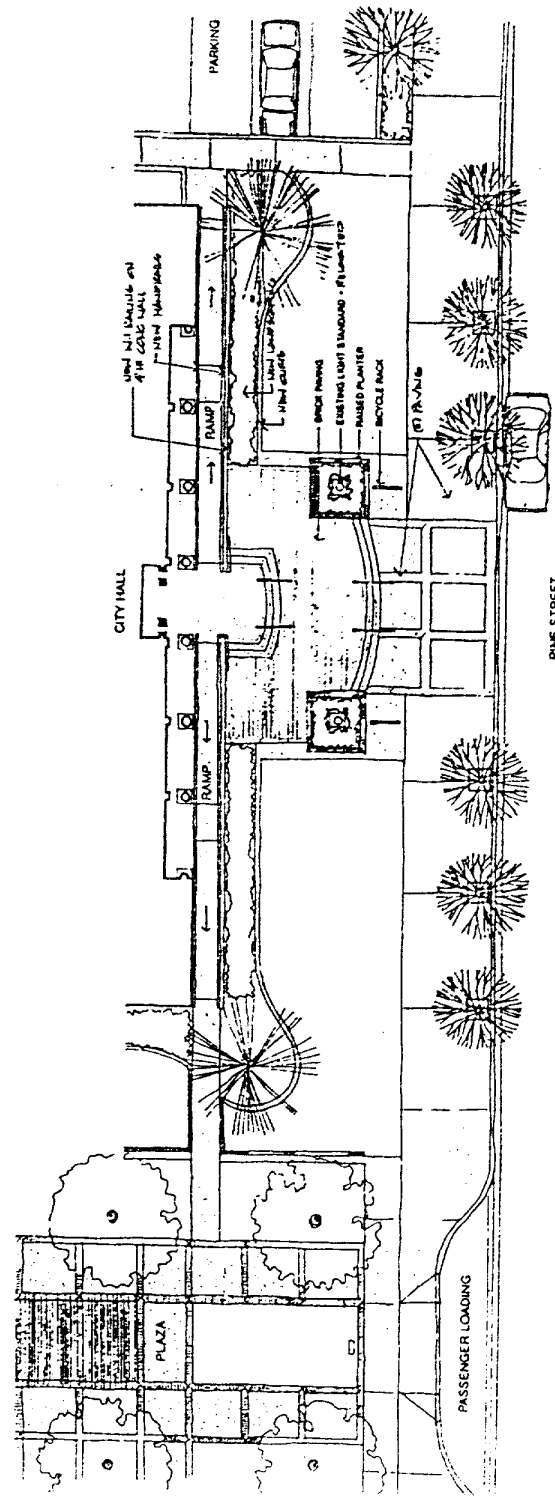
 CITY HALL RENOVATION - SECOND FLOOR



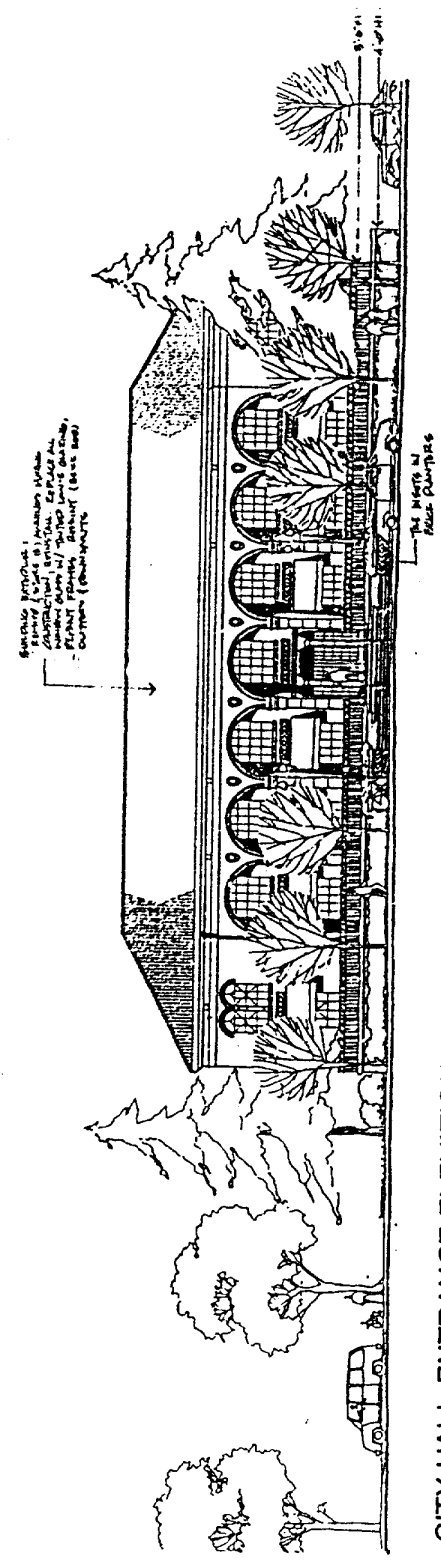
CITY HALL RENOVATION - FIRST FLOOR




 CITY HALL RENOVATION - BASEMENT



CITY HALL PLAZA ENTRANCE



CITY HALL ENTRANCE ELEVATION - PINE STREET

CITY OF LODI CIVIC CENTER IMPROVEMENTS PROJECT SCHEDULE

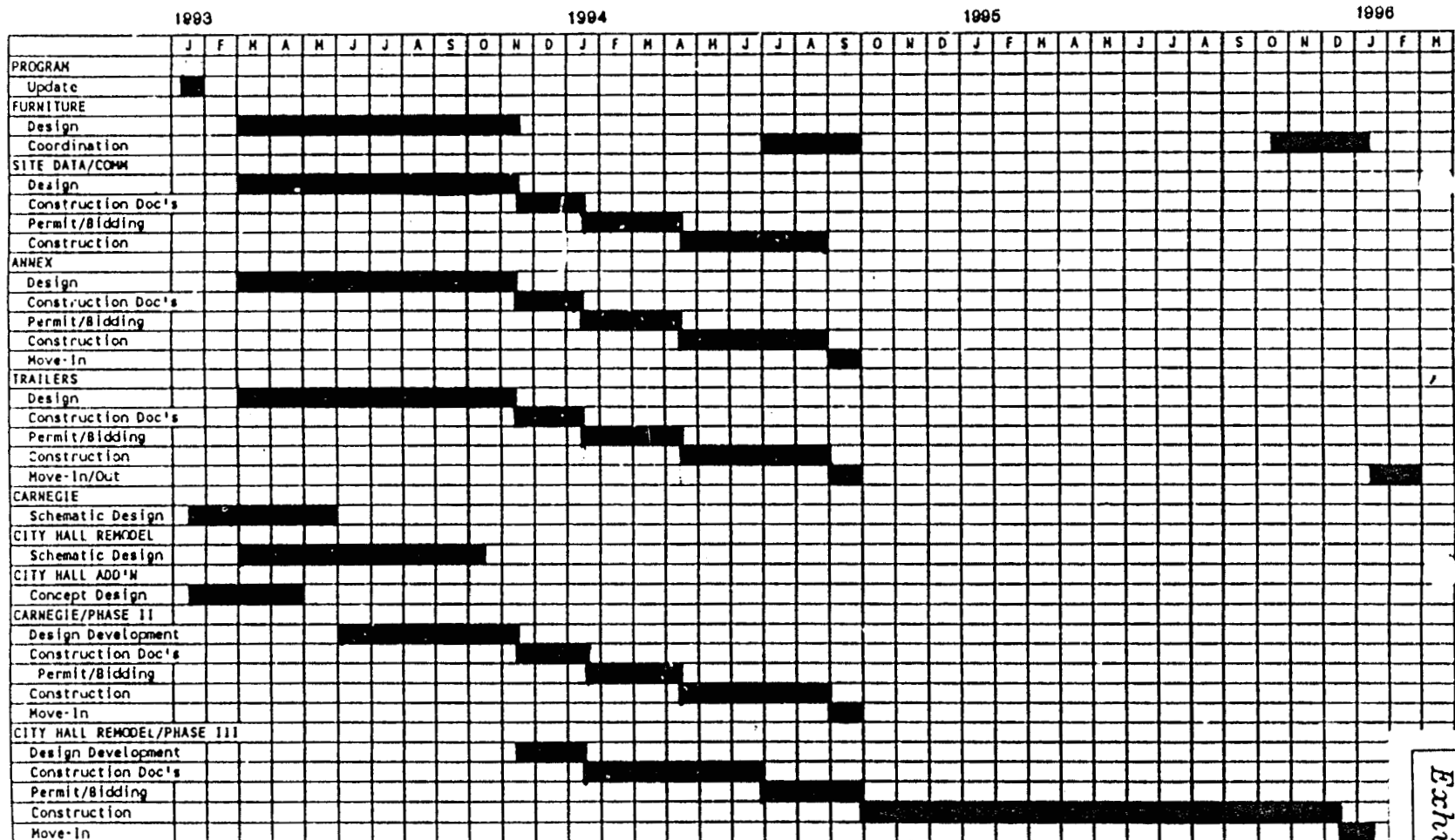


Exhibit 6

LODI CIVIC CENTER IMPROVEMENT

TOTAL PROJECT ESTIMATE

	Updated Estimate	Prior Estimate
Architectural Services	\$ 276,000	\$ 263,000
first phase (Trailers, Beckman Renovation Investigate City Hall/Carnegie)	\$122,353	
second phase (Carnegie Design, PS&E)	18,360	
third phase (City Hall Design, PS&E)	<u>135,089</u>	
	275,802	
City Hall Annex Improvements	\$ 318,000	\$ 213,000
Renovation	268,000	
Parking Lot	<u>50,000</u>	
	318,000	
Temporary Office Improvements	\$ 702,000	\$ 705,000
Carnegie Basement Renovation	\$248,000	
Trailer Lease	118,000	
Trailer Appurtenances	69,000	
Furniture Systems	183,000 *	
Computer and Communication Link	68,000 *	
Miscellaneous	<u>16,000</u>	
	\$702,000	
City Hall Remodel	\$1,443,000	\$1,343,000
Renovation		
Entry Plaza, Ramps and Turnouts	\$ 109,000	\$ 40,000
TOTAL PROJECT ESTIMATE	\$2,848,000	\$2,564,000
architectural fees already encumbered	<u>(141,000)</u>	
TOTAL	\$2,707,000	

FUNDING PROJECTION

Unencumbered Balance	\$1,622,000
**Block Grant Funds/94-95 (Entry Plaza Ramp)	109,000
City Hall Litigation to Date	105,000
Development Impact Mitigation Fees (GFI)	
93-94	328,000
94-95 (and 95-96, if required)	543,000
TOTAL	\$2,707,000

*These estimates are still being evaluated.

**These funds have not yet been committed by Council for 1994-95.